

# 3485 RITNER HIGHWAY

NEWVILLE, PENNSYLVANIA



**±1,355,984 SF**  
3 BUILDINGS TOTALING 1.3 MSF

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**APPALACHIAN**  
ASSET MANAGEMENT

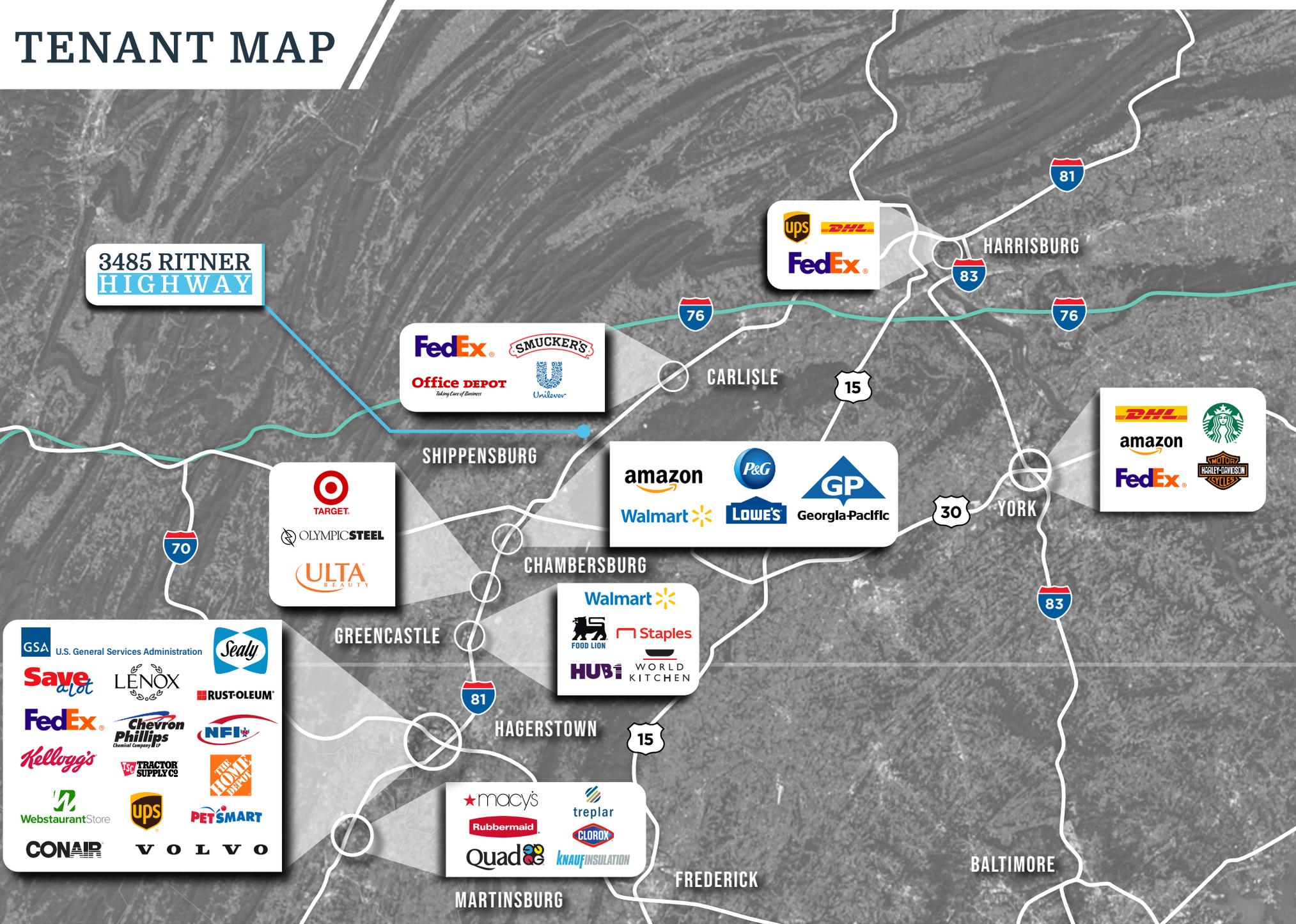
**CUSHMAN &  
WAKEFIELD**

# ACCESS MAP

DRIVE TIMES	
BALTIMORE	109 MILES
WASHINGTON D.C.	115 MILES
NEW YORK CITY	202 MILES



# TENANT MAP



# FULL PARK SITEPLAN

## SITE OVERVIEW

COUNTY: Cumberland

MUNICIPALITY: West Pennsboro

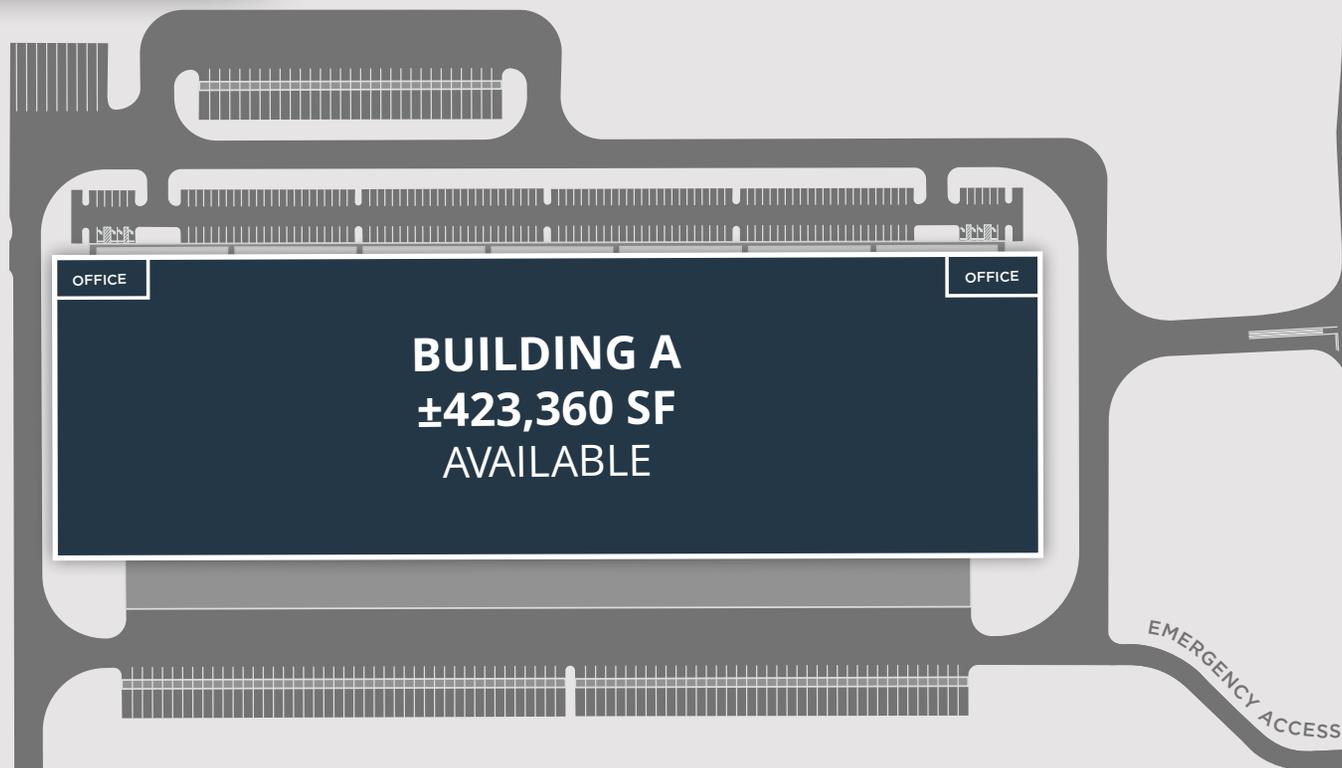
TOTAL SF: 1,355,984 SF

SIZE: 112 Acres

ZONING: Industrial (I)



# BUILDING A SPECS



**FULLY APPROVED**

TOTAL BUILDING SF	±423,360
OFFICE SF	BUILD-TO-SUIT
CONFIGURATION	SINGLE SIDE LOAD
DOCK DOORS	±60
TRUCK COURT	185'

CAR PARKING SPACES	±210
TRAILER PARKING SPACES	±114
DRIVE-IN DOORS	2
LIGHTING	LED
SPRINKLERS	ESFR

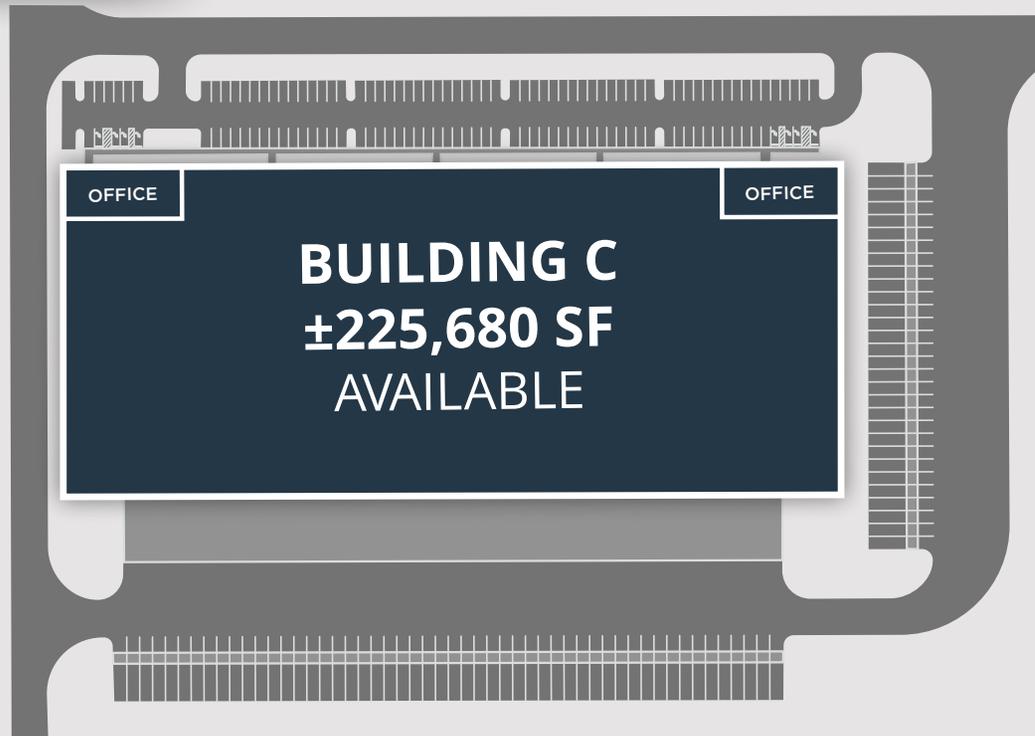
# BUILDING B SPECS



**FULLY APPROVED**

TOTAL BUILDING SF	±709,944
OFFICE SF	BUILD-TO-SUIT
CONFIGURATION	CROSS DOCK
DOCK DOORS	±104
TRUCK COURT	185'

CAR PARKING SPACES	±526
TRAILER PARKING SPACES	±179
DRIVE-IN DOORS	4
LIGHTING	LED
SPRINKLERS	ESFR



## FULLY APPROVED

TOTAL BUILDING SF	±255,680
OFFICE SF	BUILD-TO-SUIT
CONFIGURATION	CROSS DOCK
DOCK DOORS	±35
TRUCK COURT	185'

CAR PARKING SPACES	±132
TRAILER PARKING SPACES	±82
DRIVE-IN DOORS	2
LIGHTING	LED
SPRINKLERS	ESFR

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